

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
77		WESTON RD, LINCOLN

OWNERSHIP

Owner 1:	STEELE BENJAMIN
Owner 2:	ZIMMERMAN JANE
Owner 3:	
Street 1:	77 WESTON ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	PECK - JOHN K
Owner 2:	PECK - DONNA
Street 1:	77 WESTON ROAD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 1.239 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 2021, having primarily BOARD+BATT Exterior and 3710 Square Feet, with 0 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 11 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z				water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		53976.4		SQUARE FE	PRIME SITE		0	13.03	1.34	R5									940,673						940,700	

Total AC/HA:	1.23913	Total SF/SM:	53977	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 5	Total:	940,673	SpI Credit	Total:	940,700
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.239	1,355,600		940,700	2,296,300
Total Card	1.239	1,355,600		940,700	2,296,300
Total Parcel	1.239	1,355,600		940,700	2,296,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:	618.95	/Parcel:	618.95

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	996,700	0	1.239	913,200	1,909,900		Year End Roll	12/2/2024
2024	101	FV	985,500	0	1.239	895,200	1,880,700		Year end	11/9/2023
2023	101	FV	850,800	0	1.239	758,000	1,608,800	1,608,800	Year end	11/3/2022
2022	101	FV	365,500	0	1.239	693,100	1,058,600	1,058,600	Year End Roll	10/19/2021
2021	130	FV		0	1.239	721,900	721,900		Year End Roll	10/15/2020
2020	130	FV		0	1.239	599,200	599,200	599,200	Year End Roll	9/26/2019
2019	130	FV		0	1.239	583,300	583,300	583,300	Create Final va	6/4/2019
2018	130	FV		0	1.239	583,300	583,300	583,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PECK,JOHN K	83460-45		11/12/2024		2,755,000	No	No		
RUSSELL,HEIDI H	72710-7		6/4/2019	CHD>SALE	732,500	No	No		
HIBBEN GEORGE C	27649-477		9/5/1997	CONVENIENC		1	Yes	No	33 1/3 INT BLUERY WAY TR

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/5/2020	R-20-0086	NEW HOME	1,200,000	C	7/13/2021			New single family

ACTIVITY INFORMATION

Date	Result	By	Name
8/5/2021	QUESTIONNAIR	624	W Coelho

Sign: VERIFICATION OF VISIT NOT DATA



Parcel ID 164 25 0

!2168!

PRINT

Date	Time
09/26/25	18:00:26

LAST REV

Date	Time
07/14/25	12:33:32

apro

2168

PAT ACCT.

Prior Id # 1: 86 4 2

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

